

ASSIGNMENT OF DEED OF TRUST

RECORDATION REQUESTED BY:

RS Orem Development, LLC
257 East 200 South, Suite 800
Salt Lake City, UT 84111

AFTER RECORDING MAIL TO:

RS Orem Development, LLC
257 East 200 South, Suite 800
Salt Lake City, UT 84111

SEND TAX NOTICES TO:

RS Orem Development, LLC
257 East 200 South, Suite 800
Salt Lake City, UT 84111

INSTRUMENT TITLE: ASSIGNMENT OF DEED OF TRUST

GRANTOR (ASSIGNOR): Citizens Community Bank, a Division of Glacier Bank

**GRANTEE (ASSIGNEE): RS Orem Development, LLC
 a Utah limited liability company**

LEGAL DESCRIPTION: See Exhibit A attached hereto.

PROPERTY ADDRESS: 1391 AND 1375 West 800 South, Orem, Utah 84058

TAX PARCEL NOS.: 18-027-0199; 18-027-0201

**REFERENCE NUMBER OF
RELATED DOCUMENTS: _____**

ASSIGNMENT OF DEED OF TRUST

For value received, CITIZENS COMMUNITY BANK, A DIVISION OF GLACIER BANK, as Beneficiary, hereby grants, conveys, assigns and transfers to RS OREM DEVELOPMENT, LLC, a Utah limited liability company, whose address is 257 East 200 South, Suite 800, Salt Lake City, Utah 84111, all right, title and beneficial interest under that certain Deed of Trust (the "Deed of Trust") dated as of February 14, 2018, executed by NELSON BROTHERS UPTOWN, LLC, a Delaware limited liability company, as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, and recorded on February 27, 2024, under entry number 18933:2018 in the official records of Utah County, Utah, describing land therein as:

See attached Exhibit A.

Together with the note or notes therein described or referred to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust.

BENEFICIARY:

CITIZENS COMMUNITY BANK, a division of Glacier Bank

By: [Signature]
Name: Mike Schwartz
Title: Senior Vice President and Senior Loan Manager

STATE OF IDAHO)
COUNTY OF Bannock) ss.
BONNEVILLE)

I certify that I know or have satisfactory evidence that Mike Schwartz is Senior Vice President and Senior Loan Manager of Citizens Community Bank, a division of Glacier Bank, and said person acknowledged that he signed this instrument on behalf of said bank, acknowledged it to be the free and voluntary act of said bank for the uses and purposes mentioned in the instrument, and on oath stated that he was authorized to execute this instrument.

Dated: 6-27-24
(Print Notary Name) Corey R King
Notary Public in and for the State of Idaho
My appointment expires 1-31-29

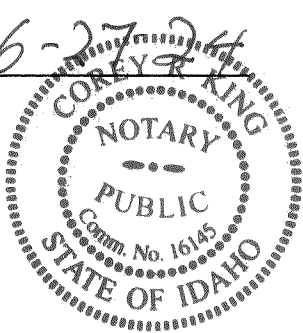


EXHIBIT A
TO
ASSIGNMENT OF DEED OF TRUST

Legal Description

PARCEL 1:

COMMENCING AT A POINT LOCATED SOUTH 00°29'39" EAST ALONG THE SECTION LINE 146.02 FEET AND EAST 1507.32 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 19°28'45" EAST ALONG A FENCE LINE 332.31 FEET; THENCE SOUTH 89°07'28" WEST 100.05 FEET; THENCE NORTH 19°28'45" WEST ALONG A FENCE LINE 331.10 FEET; THENCE NORTH 88°28'00" EAST 99.67 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE LICENSE FOR INGRESS AND EGRESS APPURTENANT TO PARCEL 1 AS DISCLOSED BY THE THAT CERTAIN ACCESS LICENSE RECORDED MARCH 13, 2015 AS ENTRY NO. 20539:2015 OF OFFICIAL RECORDS.

PARCEL 3:

COMMENCING AT A POINT LOCATED SOUTH 00°29'39" EAST ALONG THE SECTION LINE 146.02 FEET AND EAST 1507.32 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°28'00" EAST 101.52 FEET; THENCE SOUTH 19°28'45" EAST ALONG A FENCE LINE 333.54 FEET; THENCE SOUTH 89°07'28" WEST 101.91 FEET; THENCE NORTH 19°28'45" WEST ALONG A FENCE LINE 332.31 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A NON-EXCLUSIVE LICENSE FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS APPURTENANT TO PARCEL 3 AS DISCLOSED BY THAT CERTAIN ACCESS LICENSE RECORDED MARCH 13, 2015 AS ENTRY NO. 20540:2015 OF OFFICIAL RECORDS.